

PERSONAL REPRESENTATIVE'S DEED
011546
OF DISTRIBUTION

KNOW ALL BY THESE PRESENTS THAT I, **PAUL F. POULIN** of York Harbor, York County, Maine, duly appointed and acting **Personal Representative of the ESTATE OF ARLINE C. POULIN**, deceased, late of Waterville, testate, as shown by the probate records of Kennebec County (Docket No. 94-579), by the power conferred by the Maine Probate Code and every other power, in distribution of the Estate of said decedent, do hereby grant and release to **PAUL F. POULIN** whose mailing address is P.O. Box 564, York Harbor, ME, 03911, his heirs and assigns, being the person entitled to distribution under Article SECOND (B) of the will of Arline C. Poulin, the hereinafter described real property located in Kennebec County, Maine, described as follows:

A certain lot or parcel of land situate on Cherry Hill Drive in the City of ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone monument in the northerly line of Cherry Hill Drive at the southwest corner of Lot #45 sold to Byron D. McLellan, marking the southeast corner of Lot #46 on plan of Cherry Hill Development dated August 29, 1950, recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35; thence westerly along the northerly line of Cherry Hill Drive a distance of one hundred fifty (150) feet to another stone bound in the northerly line of Cherry Hill Drive marking a new southwest corner of Lot #46 on said plan; thence northerly in a new westerly line for this lot to a point in the southerly line of Lot #42, which point is twenty-one (21) feet westerly of the southeast corner of Lot #42, thence easterly to the southeast corner of Lot #42; thence continuing (but at a slight angle) to the northwest corner of Lot #45 a distance of eighty-two and five-tenths (82.5) feet; thence southerly one hundred eighty-eight (188) feet to the point of beginning. Being all of Lot #46 on said plan of Cherry Hill Development and about one-third (1/3) of the easterly part of Lot #47 and exactly as shown on sketch attached to and recorded with deed from Rogers and Eaton, Trustees u/w/o Harvey D. Eaton, to Charles W. Keep and Lorraine B. Keep, said deed being dated January 31, 1955, and recorded in Kennebec Registry of Deeds, Book 990, Page 51. The westerly boundary of Lot #46 as constituted on said plan has been

42-21

42-21

abolished and the original plan of Cherry Hill Development modified accordingly. The whole parcel of land conveyed in this deed is to be taken as one building lot. This conveyance is made upon express conditions, restrictions, limitations and covenants as follows:

FIRST: This entire tract, shown by the plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this lot and all the lots shown by said plan are subject to and entitled to the benefits of said ordinance.

SECOND: It is further covenanted and agreed that neither this lot nor any other lot shown on said plan shall be used for building more than one dwelling house and that no house shall be adapted for use by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000.00) on said Cherry Hill Drive.

FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within Forty (40) feet of any of the streets shown on said plan or within Ten (10) feet of the boundary line of the lot, except as to corner lots, for instance like Lot No. 1, the set back of Forty (40) feet from the street shall apply only on the side next to the principal street, that is, in the case of Lot No. 1 to the side next to the First Rangeway.

Being the same premises described in a deed to Albert A. Poulin and Arline C. Poulin, as joint tenants, from Charles W. Keep and Lorraine B. Keep dated January 17, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1070, Page 21. The said Albert Poulin died on April 22, 1989, leaving the said Arline C. Poulin as the surviving joint tenant.

Also, hereby conveying any and all interest which the Estate of Arline C. Poulin may have in and to a perpetual easement over and upon land now or formerly of Alfred J. Carey, Jr. et al. as conveyed to Albert A. Poulin and Arline C. Poulin, as joint tenants, by instrument dated June 26, 1963 and recorded in the Kennebec County Registry of Deeds in Book 1305, Page 356.

42-21

WITNESS my hand and seal in my said capacity this 22 day of the month
of May, 1997.

SIGNED, SEALED AND DELIVERED
in the presence of:

Cheryl Yearwood Paul F. Poulin (L.S.)
Paul F. Poulin
Personal Representative of the Estate of
Arline C. Poulin

STATE OF MAINE

COUNTY OF York, ss.:

May 22, 1997

Then personally appeared the above-named PAUL F. POULIN and acknowledged
the foregoing instrument to be his free act and deed in his said capacity as Personal
Representative of the Estate of Arline C. Poulin.

Cheryl L White
Notary Public

CHERYL L White
Print name

CHERYL L. White, Notary Public
My Commission Expires May 14, 2003

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RECEIVED KENNEBEC SS.

97 MAY 29 AM 9:00

ATTEST: Laura Reed Mann
REGISTER OF DEEDS